

consecutive

East Longmeadow Planning Board
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since 1894

Michael Carabetta, chair
Alessandro Meccia, vice chair
Tyde Richards, clerk

Ralph Page
George C. Kingston
robyn d. macdonald, director
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Minutes of January 14, 2014

Present were: Chair, Michael Carabetta; Vice Chair, Alessandro Meccia; Clerk, Tyde Richards, George Kingston and Ralph Page.

ANR – Lee Street

Mr. Page recused himself because he is an abutter to Mr. Goldstein and didn't want any possible conflict of interest.

The Board reviewed the ANR for Lee Street owned by Estate of Marie Goldstein showing the creation of three new lots, Lot 2 containing 25,620 square feet; Lot 3 containing 27,035 square feet and the third parcel now containing 29^{+/-} acres. Lot 1 and 2 have proper frontage on Lee Street and Lot 3 has frontage on Michel Street and South Bend Lane.

Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (4-0) to approve the ANR for Lee Street.

ANR – South Bend Lane

Mr. Page recused himself because he is an abutter to Mr. Goldstein and had a previous business matter with him and didn't want any possible conflict of interest.

The Board reviewed the ANR for South Bend Lane owned by Estate of Marie Goldstein. The plan shows creation of two new lots, Lot 1 containing 29,497 square feet and Lot 2 now containing 9.97 acres. Lot 1 has proper frontage on South Bend Lane and Lot 2 has frontage on Michel Street.

Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (4-0) to approve the ANR for South Bend Lane.

Request for Waiver of Site Plan Review – Cub Java, 58B Bond Avenue

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Joonsup Park, Cub Java to operate a computer programming class in Java at 58B Bond Avenue. High school and middle school students will have lessons and training in computer programming for Java. The hours of operation will be Monday through Friday from 4:30 p.m. to 7:30 p.m. and the owner will be the only employee.

Upon motion duly made by Alessandro Meccia and seconded by George Kingston, the Board voted (5-0) to approve the Request for Waiver of Site Plan Review for Cub Java. If any signage is desired the applicant must submit two copies of color renderings to scale of the proposed signage for approval by the Board and obtain a sign permit from the Building Inspector.

Request for Waiver of Site Plan Review – Cote Personal Training, Inc. d/b/a Fitness Together, 41 Maple Street

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Nathan Daniel Cote, Cote Personal Training, Inc. d/b/a Fitness Together to operate a personal training business at 41 Maple Street. The classes will be private one-on-one personal training classes, the hours of operation will be Monday through Friday from 6:00 a.m. to 8:15 p.m. and Saturday from 6:00 a.m. to 3:00 p.m. and there will be 5 employees.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve the Request for Waiver of Site Plan Review for Fitness Together. If any signage is desired the applicant must submit two copies of color renderings to scale of the proposed signage for approval by the Board and obtain a sign permit from the Building Inspector.

Request for Waiver of Site Plan Review – Olympic Electric, Inc. 33 Granby Street

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from John Tranghese, Olympic Electric, Inc. Mr. Tranghese picks up his vehicles at 7:00 a.m. to return at 4:30 p.m. with all work being done off site. The hours of operation will be Monday through Friday from 7:00 a.m. to 5:00 p.m. and there will be 4 employees.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve the Request for Waiver of Site Plan Review for Olympic Electric, Inc. If any signage is desired the applicant must submit two copies of color renderings to scale of the proposed signage for approval by the Board and obtain a sign permit from the Building Inspector.

Request for Waiver of Site Plan Review – Commercial Appraisal Service, Inc., 264 North Main Street, Suite 2A

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Benedetto DiMichele & Robert Sluka to operate an appraisal office providing commercial appraisal

services at 264 North Main Street, Suite 2A. The hours of operation will be Monday through Friday from 8:00 a.m. to 6:00 p.m. and there will be 2 employees.

Upon motion duly made by Ralph Page and seconded by Alessandro Meccia, the Board voted (5-0) to approve the Request for Waiver of Site Plan Review for Commercial Appraisal Service, Inc. If any signage is desired the applicant must submit two copies of color renderings to scale of the proposed signage for approval by the Board and obtain a sign permit from the Building Inspector.

Pete's Sweets renovation, 32 Shaker Road

Ms. Macdonald said that Peter Gray owner of Pete's Sweets is notifying the Board of the renovation he is going to be doing at his shop.

Mr. Richards read the following letter:

I write this request for renovation of my commercial kitchen at our current location of 32 Shaker Road. This would be the removal of a wall and rebuild another wall to expand our current kitchen workspace by an additional estimated 220 square feet. This renovation would not affect the retail portion of our store. At this time there is no addition of seats for patrons to consume our products on site. This revamp of our kitchen will help us improve our ability to increase our workload ergo improving our dream of becoming East Longmeadow hometown All American Bakery. Thank you for taking the time to consider the enhancements of our current location. Peter Gray, owner of Pete's Sweets.

Sunny's Mart, 43 Maple Street

Ms. Macdonald said that Sohail Lodhi of Sunny's Mart, 43 Maple Street will be making sandwiches and he has gone through the Board of Health, Fire Department and he is not going to have any seats and he knows if he ends up having seats he will have to obtain a Special Permit. She said that she has prepared a letter for Mr. Lodhi and asked Mr. Carabetta to sign the confirming what she just told the Board. Mr. Richards read the letter into the record. The Board thanked Ms. Macdonald for preparing the letter and Mr. Carabetta signed it.

Budget

The Board reviewed the budget and Mr. Carabetta said that he would like members of the Board to meet with appropriations to discuss the budget further. Ms. Macdonald said that she will talk with their liaison and schedule a meeting and let everybody know when the meeting will be and the more Board members that attend the more information Appropriations Commission can give the Board.

Brown property

Mr. Page said at their last meeting he told the Board that he would bring some thoughts in front of them. He said himself and Mr. Meccia had the chance to walk the building

that day and took a quick look at it. Mr. Page said that he did a basic site plan and there is a handicapped parking area up in the front across from the gardens that will house three cars. He said his concern is if there is a building that can be possibly used for something he would hate to see the town take it down and spend money in the future to put another building back up. Mr. Page said that there is a huge structure that is all wood there that is really in disrepair and he suggested to take off that whole section. He said his thought would be to take the metal walls off and turn it into a basic sitting pavilion area and looks as the roof has to be replaced. Ms. Macdonald asked where the money would come from. Mr. Page said part of his thought would for the Friends of the Brown Property and the Friends of the Recreation go out and get contributions to do the repairs. He said if they can't he doesn't see the money coming from the town because he doesn't see that there are funds available. Mr. Page said if it can't be done from the outside then give them a 2 year time frame to raise the money.

Ms. Macdonald said that there is only one specific group that's looking to do anything with it and they want the buildings and it's not their intention to repair them they want to take them down and take them somewhere else. Mr. Carabetta said that it is feasible to have some of it done with volunteers. He said it's not to say that they can't get lumber yards to do contributions and he thinks there are certainly enough people who could contribute.

Mr. Page said that he talked with a couple members of the Recreation Department and he has talked with Collin in regards to the soccer fields and his concern is that the cost of putting in soccer fields was astronomical. Ms. Macdonald added that piece of property is in between two residential homes and there is a lot of traffic generated by games and how much activity goes on and unfortunately prior to the purchase of it no one talked with the Recreation Department because according to Collin it is over a million.

Mr. Kingston said that a lot of people talked to the Recreation Department before it was purchased. He said that Recreation was very much in favor of it primarily because of the need for playing fields. Mr. Kingston said that it was Collin's predecessor who pushed for that and when it was both sold to Community Preservation and at the Town Meeting it was presented as playing fields and said originally it was sold to the Town for playing fields. He said that he hasn't heard any guidance from the Selectmen. Ms. Macdonald said that talked with Mr. Breault that day and she told him the Planning Board was interested. Mr. Kingston said only certain members are interested in the buildings.

Mr. Page said that there is a need for small fields such as a T ball field and he said after doing some measurements in the wooded lot alongside the building there is room for two or three small type T ball fields. Mr. Carabetta asked if there is room for a soccer field there and Mr. Page said no there is not.

Mr. Kingston said that he is disappointed that the Recreation Department hasn't taken more of a lead on it. He said that the property was purchased because of their interest in it and they just dropped the ball. Ms. Macdonald said according to Collin at a Department Head Meeting two or three meetings ago he was talking about it and said

that the cost was so astronomical that he wasn't even going to consider it. She said that the Planning Board and the Recreation Department were the only two that responded to the e-mail from Mr. Breault.

Ms. Macdonald said that she will give Mr. Breault a copy of Mr. Page's suggestion. Mr. Page said that would be fine but he doesn't want it to speak for the Board and said that he did show it to Collin and one of the other members of the Recreation Department. He said that they were talking about trying to get a sub-committee together to go forwards for a long term plan for it. Mr. Page said that he thinks a member of the Planning Board on a committee like that would be a great idea. Ms. Macdonald said that she will do her best to get the Board before the Selectmen.

There being no further business and upon motion duly made by Michael Carabetta and seconded by Alessandro Meccia, the Board voted to close the meeting at 8:00 p.m.

For the Board,

Tyde Richards, Clerk